

67-3

BK 7187PG341

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT I, RALPH L. BICKFORD**, of Newburgh, County of Penobscot and State of Maine,

**039524**

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **CHRISTOPHER J. BOLDUC**, of Belgrade, County of Kennebec, and State of Maine, whose address is P.O. Box 255, Belgrade, Maine 04917

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **CHRISTOPHER J. BOLDUC**, his heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

A certain lot or parcel of land, with buildings thereon, situate in Waterville in the County of Kennebec and State of Maine located at the intersection of the northeasterly side of the Pleasant Hill Drive right-of-way and the northwesterly side of the Blue Jay Way right-of-way, bounded and described as follows:

Beginning at a point on the northwesterly side line of the Blue Jay Way right-of-way at an iron pin at the intersection of said northwesterly side line of the Blue Jay Way right-of-way with the northeasterly side line of the Pleasant Hill Drive right-of-way, said point also being the southwesterly corner of Lot 69, as shown on subdivision plan, dated June, 1977, titled "Ridge Road Development, Final Plat" and recorded in the Kennebec County Registry of Deeds, File No. D-77074; thence North 66° 47' 00" East by the northwesterly side line of the Blue Jay Way right-of-way one hundred and sixty-five (165) feet to an iron pin at the southwesterly corner of Lot 68 as shown on said plan; thence North 39° 29' 14" West by the southwesterly side of said Lot 68 one hundred seventy-three and eight hundred and thirty-three thousandths (173.833) feet to an iron pin at the northwesterly corner of said Lot 68; thence South 44° 39' 11" West by the southeasterly side line of Lot 31 as shown on said plan one hundred and sixty (160) feet to an iron pin at the southerly corner of said Lot 31 and the northeasterly side line of the Pleasant Hill Drive right-of-way; thence South 45° 20' 49" East by the northeasterly side line of the Pleasant Hill Drive right-of-way thirty-one and seventy-six hundredths (31.76) feet to an iron pin; thence continuing by the northeasterly side line of the Pleasant Hill Drive right-of-way seventy-nine and ninety-five hundredths (79.95) feet to the point of beginning.

67-3

BK 7187PG342

This conveyance is made subject to a two and five tenths (2.5) foot wide sewer service easement, the southeasterly side line of which is described as follows: Beginning at a point on the southwesterly side line of said Lot 69 and running northeasterly parallel with and two and five tenths (2.5) feet southeasterly of the southeasterly side line of said Lot 31 as shown on said plan to the northeasterly side line of said Lot 69.

Meaning and intending to describe Lot 69 as shown on a plan entitled "Lot 68, Subdivision Final Plat" dated August 15, 1977 and recorded in the Kennebec County Registry of Deeds in Plan File No. B 86189.

Being the same premises conveyed to the herein Grantor and Marion C. Bickford as joint tenants by Warranty Deed of J. Robert Nichols, dated September 18<sup>th</sup>, 1986 and recorded in the Kennebec County Registry of Deeds at Book 3026 Page 184. The said Marion C. Bickford died and the Grantor acquired title by survivorship.

**IN WITNESS WHEREOF, I, the said RALPH L. BICKFORD, have hereunto set my hand and seal this 11 day of December, 2002.**

Signed, Sealed and Delivered  
in the presence of:

Wm Hill  
Witness

Ralph L. Bickford  
**RALPH L. BICKFORD**

**ACKNOWLEDGEMENT**

STATE OF MAINE  
Kennebec, ss.

December 11, 2002

Personally appeared the above named **RALPH L. BICKFORD** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Wm Hill  
NOTARY PUBLIC

WILLIAM S. HILL  
My Commission Expires  
(print name), 2006



RECEIVED KENNEBEC SS.

2002 DEC 12 PM 2:45

ATTEST: Ralph L. Bickford  
REGISTERED